

**BOARD OF MADISON COUNTY COMMISSIONERS**  
**December 4, 2007 MINUTES**

On Tuesday, December 4, 2007, a meeting of the Board of Madison County Commissioners came to order at 9:50 a.m. with Commissioners Marilyn Ross, David Schulz, and Jim Hart present.

Marilyn Ross moved to approve the November 27, 2007, minutes as read. Jim Hart seconded the motion. All voted aye and the motion carried.

Those people in attendance at the meeting were Charity Fechter, Jim Jarvis and those people on the attached list.

**Joint Meeting/Training for Planning Boards:** Charity Fechter, Planning Director, and Jim Jarvis, Planner II, met with the Board to discuss organizing a joint meeting with planning offices and commissioners from other counties to discuss developmental issues. Charity will contact Myra Shults, Land Use Attorney, to see if she would be willing to speak to the group. The Board suggested that Beaverhead, Jefferson, and possibly Gallatin Counties be invited. The Planning Office will make arrangements for this meeting.

**Streamside Protection Ordinance:** Charity Fechter, Planning Director, and Jim Jarvis, Planner II, met with the Board to discuss developing a committee for the development of Streamside Protection regulations as requested by residents of the Madison Valley and discussed possible members. David Schulz suggested that members include representatives from the Ruby side of the County with the possibility of making these regulations countywide rather than just in the Madison Valley. Charity will formulate a schedule for this process.

**Yellowstone Mountain Club Release of Letters of Credit:** Charity Fechter, Planning Director, and Jim Jarvis, Planner II, were present for this portion of the meeting. Per letter of request from Mike Ducuennois, Director of Development, Yellowstone Club, Jim Hart moved to fully release Letter of Credit #00-0013, drawn under American Bank, for subdivision improvements in Yellowstone Mountain Club Phase 1, 2 & 1A, in the amount of \$377,263.08. Marilyn Ross seconded the motion. All voted aye and the motion carried. Per letter of request from Mike Ducuennois, Director of Development, Yellowstone Club, Jim Hart moved to fully release Letter of Credit #06-011, drawn under American Bank, for subdivision improvements in Sunrise Ridge at Yellowstone Club, in the amount of \$316,573.00. Marilyn Ross seconded the motion. All voted aye and the motion carried.

**Airport Affected Area:** Charity Fechter, Planning Director, and Jim Jarvis, Planner II, met with the Board to discuss Airport Affected Area regulations. Charity presented the Board with a schedule for developing these regulations. The Board accepted the Airport Affected Area regulations schedule as presented.

**Journal Vouchers:** Marilyn Ross moved to approve Journal Vouchers for the 11/07 accounting period. Jim Hart seconded the motion. All voted aye and the motion carried.

**Grader Bids:** The Board continued this item to Friday, December 7, 2007, at 2:00 p.m.

**4-Wheeler Bids:** The Board received eight sealed bids for the maintenance 4-wheeler that was advertised for sale. Marilyn Ross moved to accept the bid from John Seaman, in the amount of \$575.00, for the 1994 Kawasaki 4 wheeler. Jim Hart seconded the motion. All voted aye and the motion carried.

**Board Appointments:** The Board received applications for the Airport Board vacancy, the E-911 Board and the Housing Board. Marilyn Ross moved to appoint the following people to the newly developed Madison County Housing Board: Edward Biga of Ennis, Tikker Jones of Ennis, Paul McMullin of Ennis, Kathryn Nielson of Twin Bridges, Dex Schieffer of Big Sky, and Karen Talley of Sheridan, with original terms to be determined at the first meeting of the board and all members serving three year terms after the initial term. Jim Hart seconded the motion. All voted aye and the motion carried. The Board will present the Airport Board application to the Airport Board at the next Airport Board meeting before making a determination on appointment for that position. The Board will wait to receive more applications for the E-911 Board before appointing for those positions.

**Ennis Shop Construction:** The Board discussed proposed upgrades to the Ennis Road Shop.

**Ennis Road Crew Position:** Having received one application, Jim Hart moved to offer the permanent full time/part time/flexible road crew position with the District 3 Road Crew to Joseph J. Bernier, with the hourly wage remaining at \$13.81 per hour until a total of 1040 hours (including hours already worked) has been completed and increasing according to the road crew salary schedule. Marilyn Ross seconded the motion. All voted aye and the motion carried.

**VC School Engineering Report:** The Board discussed an engineering report regarding the old school building in Virginia City. Marilyn stated that she had concerns that this report propagates a more extensive study if the building is going to continue to be used. After further discussion, Marilyn Ross moved to contact Apex Engineering Services and Great West Engineering for estimates to conduct an extensive structural investigation of the old school building in Virginia City. Jim Hart seconded the motion. All voted aye and the motion carried.

**Moose Creek Village Preliminary Plat:** The Board reviewed the preliminary plat of Moose Creek Village Planned Unit Development Subdivision. Those people on the attached list were present for this portion of the meeting. Charity Fechter, Planning Director, gave a brief overview of the subdivision. The proposed site is 9.47 acres located at the southwest corner of North Meadow Creek Road and US Highway 287 in McAllister. The proposed planned unit development would consist of 32 residential townhouse/condominium units (8 4-unit buildings) on the west 2/3 of the property. There would also be 8-10 commercial condominium units on the east side of the property facing US 287. Charity stated that the project would include a community water and sewer system. Raul Luciani, Developer, stated that plans include a community center and basketball court, both of which could be used for additional purposes as needed. There was much discussion regarding the proposed water and sewer system. Jo Amburgey and Jennifer Cashman Green, local residents, both spoke against the project. Per recommendation of the Planning Board, Jim Hart moved to approve the Preliminary Plat of Moose Creek Village Planned Unit Development with the recommended conditions as amended today. Marilyn Ross seconded the motion. All voted aye and the motion carried.

With no further business this portion of the meeting was adjourned at 3:35 p.m.

**Friday, December 7, 2007, 2:00 PM:**

**Grader Bids:** Commissioners David Schulz and Marilyn Ross were present for this portion of the meeting. Commissioner Jim Hart was absent but participated in the meeting via speaker phone. Others present at the meeting were Lee Von Hagen, RDO Equipment, and Dave Kautsky and Dan McAllister, Tractor and Equipment. David Schulz stated that all specifications of the three road grader bids had been reviewed by himself and members of his road crew and that options of each machine had been discussed. Per recommendation of David Schulz, Road District 1 Supervisor, Marilyn Ross moved to accept the bid from RDO Equipment Co. for the purchase of one 2008 John Deere 772D road grader. Jim Hart seconded the motion. All voted aye and the motion carried.

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David Schulz, Chairman  
Board of Madison County Commissioners

Date Approved: December 18, 2007

Minutes prepared by:

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Laurie Buyan, Administrative Assistant

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Peggy Kaatz, Clerk and Recorder, Madison County